



Salisbury Road, Southall, UB2 5RD

- Spacious Two Bedroom Waterside Apartment with Large Private Terrace
- Modern Bathroom
- Excellent Built-In Storage including Walk-In Utility/Storage Cupboard
- Allocated Parking & Lift Access
- Peaceful Setting Surrounded by Greenery & Mature Trees

- Open-Plan Indoor-Outdoor Living Space
- Stylish Contemporary Kitchen & Bathroom
- Excellent Natural Light Throughout
- Fast Elizabeth Line Connections into Central London & Heathrow
- EPC Rating: B/Council Tax Band: D

Price £325,000



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This impressive apartment offers stylish, practical, and exceptionally spacious living, making it an ideal choice for first-time buyers, professionals, families, or investors.

The property features a bright open-plan reception room and modern kitchen, creating a welcoming and sociable space for both relaxing and entertaining. Large windows allow an abundance of natural light to flow through the home, enhancing the bright and airy feel of each room.

The living area opens directly out onto a large private terrace, seamlessly extending the living space outdoors. A standout feature, the terrace enjoys panoramic, wide-open views across the Grand Union Canal and is surrounded by greenery and mature trees — creating a rare indoor-outdoor living experience in a quiet and peaceful setting.

Both bedrooms are generously sized and well proportioned, while the contemporary kitchen and bathroom are finished to a high standard.

The property has been well maintained and further benefits from excellent built-in storage, including a large walk-in utility/storage cupboard and additional hallway storage.

Additional benefits include lift access, allocated parking, and access to well-maintained communal gardens.

Gibson Point is ideally positioned within easy reach of the Elizabeth Line, offering fast and direct access into Central London and Heathrow, while enjoying a peaceful canal-side setting and rare balance of connectivity and tranquillity.

A rare opportunity to acquire a spacious modern apartment with genuine outdoor space, open views, and a peaceful waterside setting.

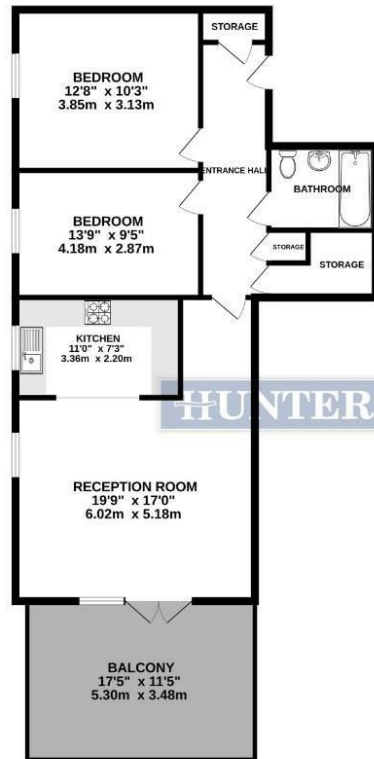
EPC Rating: B/Council Tax Band: D



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GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

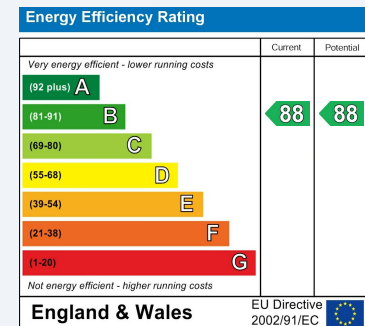
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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